

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

LANDS – Hyderabad District – Asifnagar Mandal – Conversion of Lease-hold Rights into Free-hold Rights in respect of Government (Non-ISF) land located in TS No.7, Block-A, Ward No.38 of Mallepally Village to an extent of 1144.55 Square yards in Premises No. 10-2-289/2, Shantinagar located in A.C.Guards of Mallepally Village of Asifnagar Mandal, Hyderabad District in favour of Sri Ahsan Shaheed in terms of G.O. Ms. No. 1340, Revenue (Assn.III) Department, dated 21.11.2008 – Permission accorded – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 276

Dated 30-03-2011.

- (1) G.O. Ms. No. 1340, Revenue (Assn.III) Department, dated 21.11.2008.
- (2) Letter No. C1/C4/1589/2002, dated 14.10.2010 of the District Collector – Hyderabad addressed to Special Chief Secretary and Chief Commissioner of Land Administration, AP – Hyderabad.
- (3) Reference No.S4/660/2010, dated 16.11.2010 received from the Special Chief Secretary and Chief Commissioner of Land Administration, AP – Hyderabad.

-:O:-

ORDER :-

In the G.O. 1st read above Government have issued orders for conversion of Lease-hold Rights into Free-hold Rights in respect of Non-ISF lands in Hyderabad area on payment of conversion charges and the Chief Commissioner of Land Administration AP Hyderabad has been requested to take necessary further action on the applications received for conversion of Lease-hold Rights into Free-hold Rights and in respect of applications above the extent of 501 Square Yards shall be submitted to Government along with record of enquiry for consideration and approval.

2. *In the reference 3rd read above, on receipt of a report from the District Collector-Hyderabad, the Special Chief Secretary and Chief Commissioner of Land Administration AP has reported that one Sri Ahsan Shaheed has filed an application for conversion of lease hold rights into free hold as per the G.O. Ms. No. 1340, Revenue (Assn.III) Department, dated 21.11.2008. The application was forwarded to the Tahsildar Asifnagar by the District Collector – Hyderabad for enquiry and report and the Tahsildar in turn reported that the premises No. 10-2-289/2, Shantinagar, Hyderabad wherein, an old house is existing on ground surrounded by compound wall. The original lease deed executed by Col. Mirza Himayat Baig in favour of M.A. Raheem to an extent of 2590 Square Yards for a period of 90 years. Later, Col. Mirza Baig (original lease holder) transferred an extent of 1350 Square Yards (which was part and parcel of the land transferred to M.A. Raheem) in favour of M/s Malkapur Coop Housing Society without obtaining prior permission from the Government. Subsequently, applied for ratification of the said transaction and the Government ratified the said transaction executed by the Col. Mirza Baig vide Orders No. 1705, dated 2.11.1964 issued by the Revenue (UC) Department.*

3. *The land falls in TS No.7, Block-A, Ward No.38 of Mallepally Village and as per the TSLR at Col. No.10 is recorded as "Abadi" and in Col. No.20 as "G (Non-ISF land Military)" and in Col. No.23 MA Sattar S/o Abdul Asif (father of the applicant viz. Ahsan Shaheed) the extent of 957 Square Meters or 1144.55 Square Yards in TS No.7 and also submitted that late M.A. Raheem lease holder of Premises No. 10-2-289/2, Shantinagar, Hyderabad expired on 8.10.1958 leaving behind (5) sons and (4) daughters.*

[P.T.O]

4. Out of the above family members Smt. Razia Begum D/o late M.A. Raheem is residing in the above premises which was leased to Late Sri M.A. Raheem with her children as shown below.

Sl. No.	Name	Relationship
1	Sri Ahsan Shaheed	Son
2	Masrath Begum	Daughter
3	Ishrath Begum	Daughter
4	Smt. Farhath Begum	Daughter
5	Smt. Tahnath	Daughter
6	Smt Nuzhath	Daughter

5. All the legal heirs of M.A. Raheem, got married and living separately with their families in different places and relinquished all their rights and interest in favour of Sri Ahsan Shaheed.

6. With regard to conversion charges it has been reported that, conversion charges for Rs.71,53,438/- @ Rs.25,000/- per Square yard for 1144.55 Square Yards and lease rent of Rs.9,01,063.00 aggregating to Rs.80,54,501.00 (Rupees eighty lakhs fifty four thousand five hundred and one only).

7. The Special CS and CCLA has further submitted that the original lease deed executed by Sri Col. Mirza Himayath Baig in favour of Sri M.A. Raheem to an extent of 2590 Square yards for a period of 90 years. Later Sri Col. Mirza Himayath Baig (original lease holder) transferred an extent of 1350 Square Yards (which was part and parcel of the land transferred to M.A.Raheem) in favour of M/s Malkapur Cooperative Housing Society without obtaining prior permission from Government and subsequently applied for ratification of the said transaction and the Government ratified vide orders No. 1705, Revenue (UC) Department, dated 2.11.1964.

8. The Special Chief Secretary and Chief Commissioner of Land Administration finally while forwarding the proposal along with the documents have been sent to the Government for further necessary action in terms of G.O. Ms. No. 1340, Revenue (Assn.III) Department, dated 21.11.2008 and communicate orders in the matter at an early date.

9. In the circumstances stated by the Collector-Hyderabad and the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad, Government have examined the matter, and after careful consideration hereby accord permission to Chief Commissioner of Land Administration for conversion of the Government Non-ISF land located in TS No. 7, Block A, Ward No. 38 of Mallepally Village to an extent of 1144.55 Square yards in premises No. 10-2-289/2, Shantinagar located in A.C. Guards of Mallepally Village and Asifnagar Mandal, Hyderabad District from Lease Hold Rights to Free Hold Rights in favour of Sri Ahsan Shaheed in accordance with G.O. Ms. No. 1340, Revenue (Assn.III) Department, dated 21.11.2008 on payment of amount of Rs.80,54,501/- (Rupees eighty lakhs fifty four thousand five hundred and one) only as calculated by the District Collector – Hyderabad, since the applicant is the only legatee of Sri M.A. Raheem who is the original lessee of the premises under reference.

10. The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary & Chief Commissioner
of Land Administration, AP-Hyderabad.
The Collector & District Magistrate – Hyderabad.

Copy to:

The Applicant [thro' Collr.Hyd]
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER